



STATE OF NEW JERSEY
Wetlands Mitigation Council
New Jersey Department of Environmental Protection

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**FRESHWATER WETLAND MITIGATION COUNCIL AND
DEPARTMENT OF ENVIRONMENTAL PROTECTION**

MONETARY CONTRIBUTION PROPOSAL

CHECKLIST FOR COMPLETENESS

(05/17/02)

These are the submittal requirements for a monetary contribution to satisfy a mitigation obligation under N.J.A.C. 7:7A-15. Please read each section and check each area after you have fully completed the information for each applicable requirement. A monetary contribution according to the Act shall be equivalent to the lesser of the following costs: (1) purchasing and enhancing or restoring existing degraded freshwater wetlands of equal ecological value to those which are being lost; or (2) purchase of property and the cost of creation of freshwater wetlands of equal ecological value to those which are being lost.

In order to make a monetary contribution the permittee needs permission from the Department in accordance with N.J.A.C. 7:7A-15.5, 15.6 and 15.18.

Please provide ten copies of the following information and plans.

- ☐ 1. A letter from the Department of Environmental Protection, obtained in accordance with N.J.A.C. 7:7A-15.18 authorizing mitigation through a monetary contribution.
- ☐ 2. An estimate of the cost to purchase and enhance or restore an existing degraded freshwater wetland. The cost estimate shall assume that 3 acres shall be restored/enhanced for each acre of disturbance for which mitigation is required. The cost estimate shall include the following information, placed in a table showing each individual expense:

- a. An appraisal, performed by a professional land appraiser, of the entire site, assuming the site is a developable lot. Once the appraisal is complete, divide that value by the total acreage of the property to get a per acre value of the land. Then multiply that per acre dollar value by the total number of acres to be disturbed.
 - b. An estimate of how much it would cost to enhance/restore a degraded wetland of the same type and of equal ecological value to those that are being impacted by the disturbance. For example, if forested freshwater wetlands are being disturbed under the permit, the cost estimate shall assume establishment of a forested freshwater wetland. That cost estimate shall include all costs necessary to complete the proposed mitigation and monitoring in accordance with N.J.A.C. 7:7A-14, and shall include at a minimum, all of the following:
 - i. Engineering costs (include surveying of land, soil erosion and sediment control plan, grading plan, soil removal plan, wetland planting plan, calculation of a water budget etc.);
 - ii. Environmental consultant fees (include preparation of a seeding/planting and restoration plan, interface with engineering plans and personnel, permit processing costs (preparation and processing costs and application fees) etc.);
 - iii. The cost of obtaining a No Further Action letter from the DEP;
 - iv. Attorney fees (include preparation of conservation restriction);
 - v. Cost of financial assurance that complies with N.J.A.C. 7:7A-15.13 (performance bond worth at least 115% of cost of mitigation project, maintenance bond worth at least 30% of cost of mitigation project.);
 - vi. Site preparation and construction cost (include movement and disposal of soil, vegetation and debris);
 - vii. Vegetation planting costs (include an estimate from a local nursery reflecting the size and quantity of the planting material that will be used);
 - viii. Cost of supervising construction (environmental consultant, construction manager and landscaper); and
 - ix. Cost of monitoring program and monitoring reports for five years (including report preparation and data collection).
- 3. An estimate of the cost to purchase property and create freshwater wetlands of the same type and of equal ecological value to those that are being disturbed. For example, if forested freshwater wetlands are being disturbed under the permit then the cost estimate shall assume establishment of a forested freshwater wetland. The cost estimate shall assume that 2 acres shall be created for each acre disturbed. The cost estimate shall include the following information placed in a table showing each individual expense:
- a) An appraisal, performed by a professional land appraiser, of the entire site, assuming the site is a developable lot. Once the appraisal is complete, divide that value by the total acreage of the property to get a per acre value of the land. Then multiply that per acre dollar value by the total number of acres impacted.
 - b) An estimate of how much it would cost to create a wetland of the same type and of equal ecological value to those disturbed under the permit. That cost estimate shall include all costs necessary to complete the proposed mitigation and monitoring and include at a minimum, all of the following:

- i. Engineering costs (include surveying of land, soil erosion and sediment control plan, grading plan, soil removal plan, wetland planting plan, calculation of a water budget etc.);
 - ii. Environmental consultant fees (include preparation of a seeding/planting and restoration plan, preparation of a water budget, interface with engineering plans and personnel, permit processing costs (preparation and processing costs and application fees) etc.);
 - iii. The cost of obtaining a No Further Action letter from the DEP;
 - iv. Attorney fees (include preparation of conservation restriction);
 - v. Cost of financial assurance that complies with N.J.A.C. 7:7A-15.13 (performance bond worth at least 115% of cost of mitigation project, maintenance bond worth at least 30% of cost of mitigation project.);
 - vi. Site preparation and construction cost (include movement and disposal of soil, vegetation and debris);
 - vii. Vegetation planting costs (include an estimate from a local nursery reflecting the size and quantity of the planting material that will be used);
 - viii. Supervision of construction (environmental consultant, construction manager and landscaper); and
 - ix. Cost of monitoring program and monitoring reports for five years (including estimate of report preparation and data collection).
- 4. Provide a summary of the above findings, which demonstrates that the proposed monetary contribution is equivalent to the lesser of the of the total cost estimates of items 2 and 3.

Proposal packages shall be submitted to:

New Jersey Department of Environmental Protection
Land Use Regulation Program
P.O. Box 439
Trenton, New Jersey 08625-0439
Attn: Virginia Kop'Kash